



Premium Flex
Space for R&D



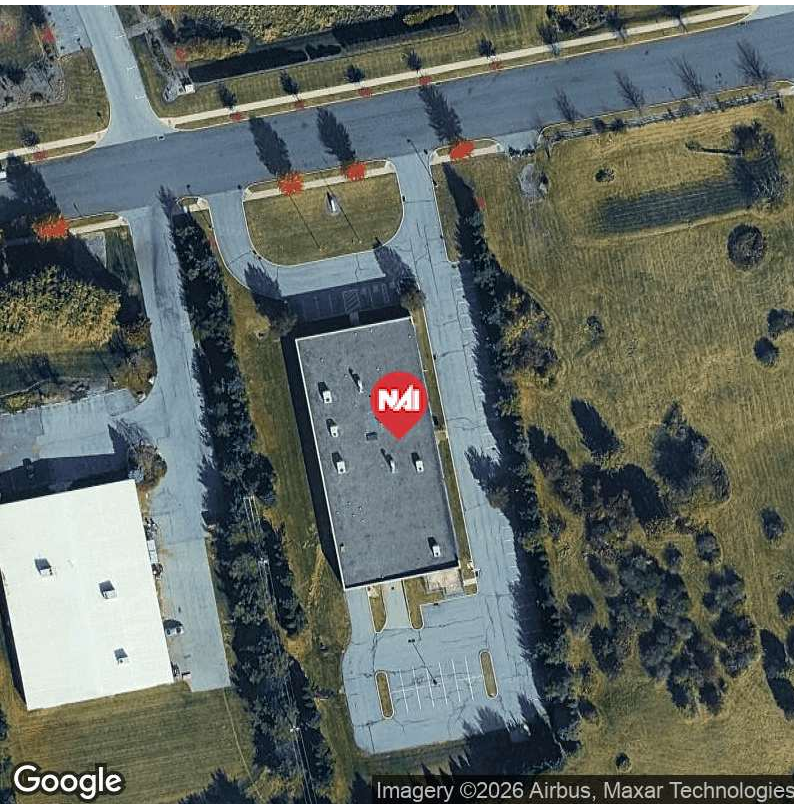
7448 Industrial Park Way

Macungie, PA 18062

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Well-appointed R&D suite available in an office/flex building, offering a functional layout for a variety of business operations. The space includes three private offices, two conference rooms, a large open office workspace, and a spacious clean room suitable for specialized or controlled-use environments. A dedicated break room adds convenience for staff. Ideal for companies seeking a clean, professional space that accommodates both office and technical workspace needs.

Features include: Central Vac, Compressed Air, Liquid Nitrogen drops throughout; Variable Drive Exhaust; and, security cameras.

Beyond the current use for Scientific Research/Development, there is an extensive list of By-Right uses including Professional Services, Repair Services (no retail), Commercial Laundry, Bottling/Packaging, Building Supply and Showroom, Light Manufacturing, Light Metal Processing, Manufacturing and Assembling of Electronics, and Printing.

- Functional layout for R&D users
- 3,378 SF Clean Room with independent Air Filtration System with expandable capacity
- Excellent location in Lehigh Valley Industrial Park

Location Information

Street Address	7448 Industrial Park Way
City, State, Zip	Macungie, PA 18062
County	Lehigh
Township	Lower Macungie

Building Information

Building Size	16,632 SF
Tenancy	Multiple
Number of Floors	1
Year Built / Last Renovated	2007 / 2014
Condition	Excellent
Parking	54 Spaces

Lease Rate

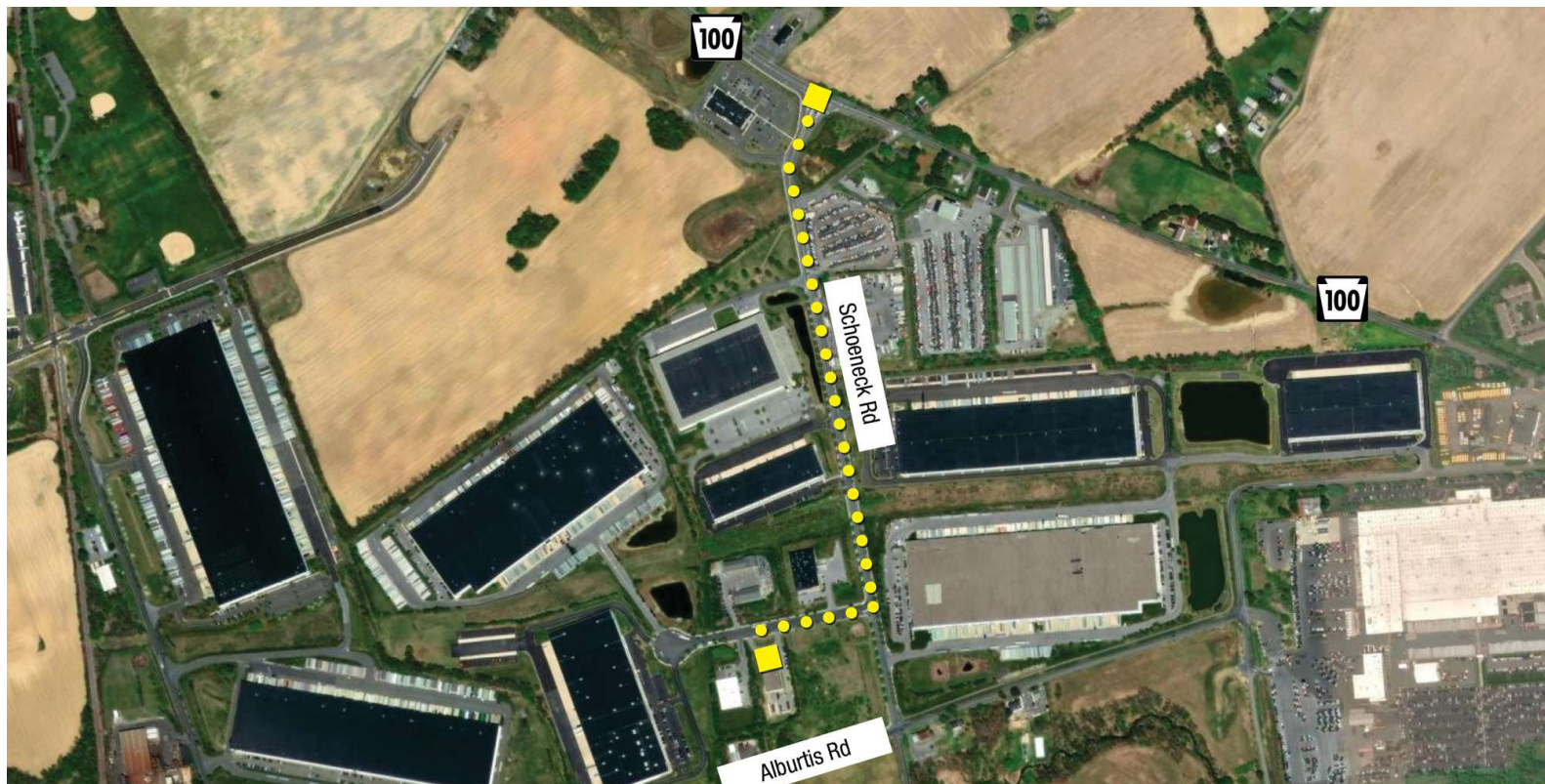
\$12.50 SF/Yr

Property Information

Property Type	Flex R&D
Property Subtype	Research & Development
Zoning	ORLIC (Office, Research, Light Industrial Center)
Lot Size	2.31 Acres

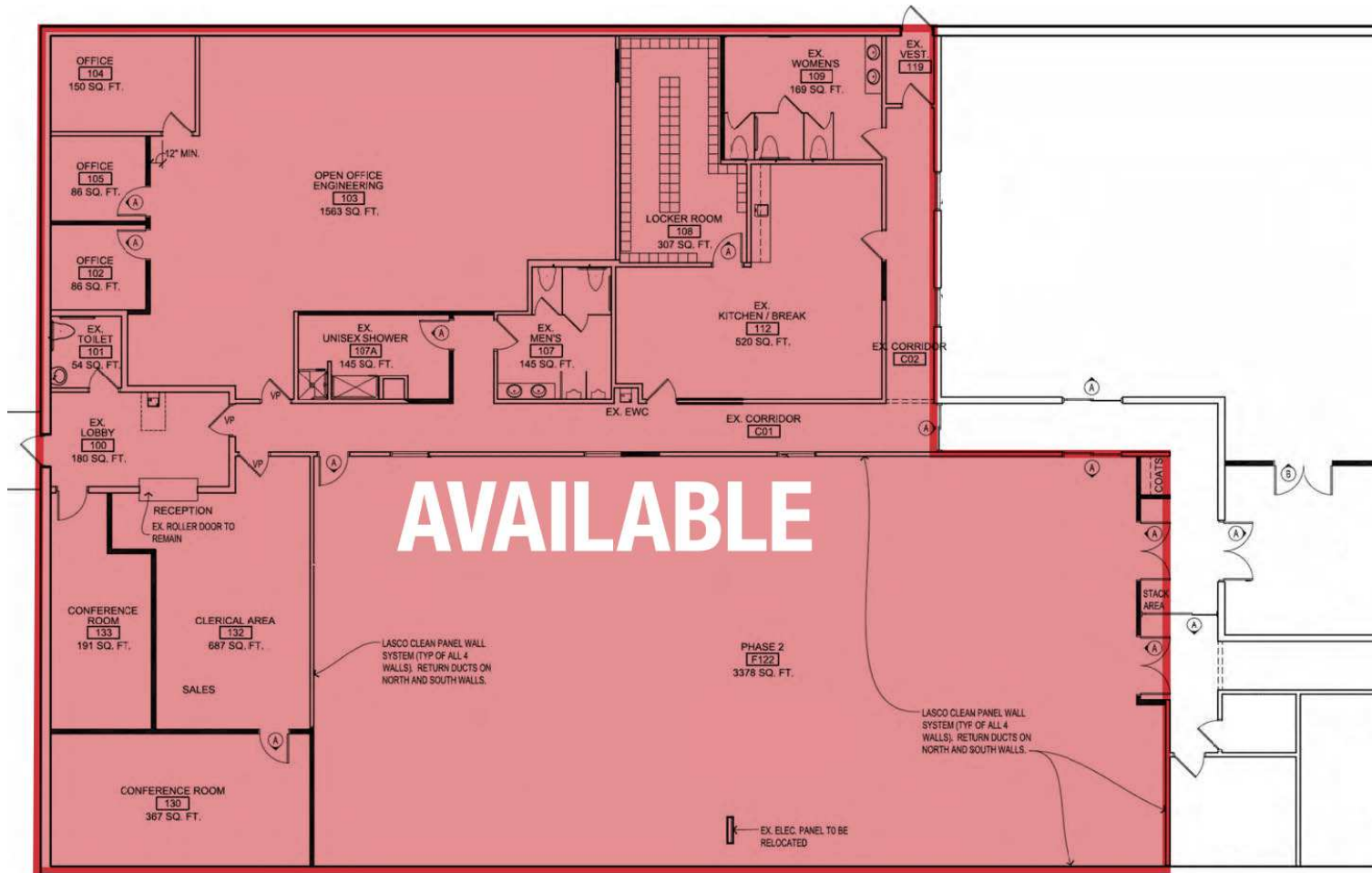
Utilities & Amenities

HVAC	GeoThermal
Gas / Propane	Natural Gas Service
Power	208Y/120V 3-phase 4W 1,200AMPS
Water/Sewer	Public



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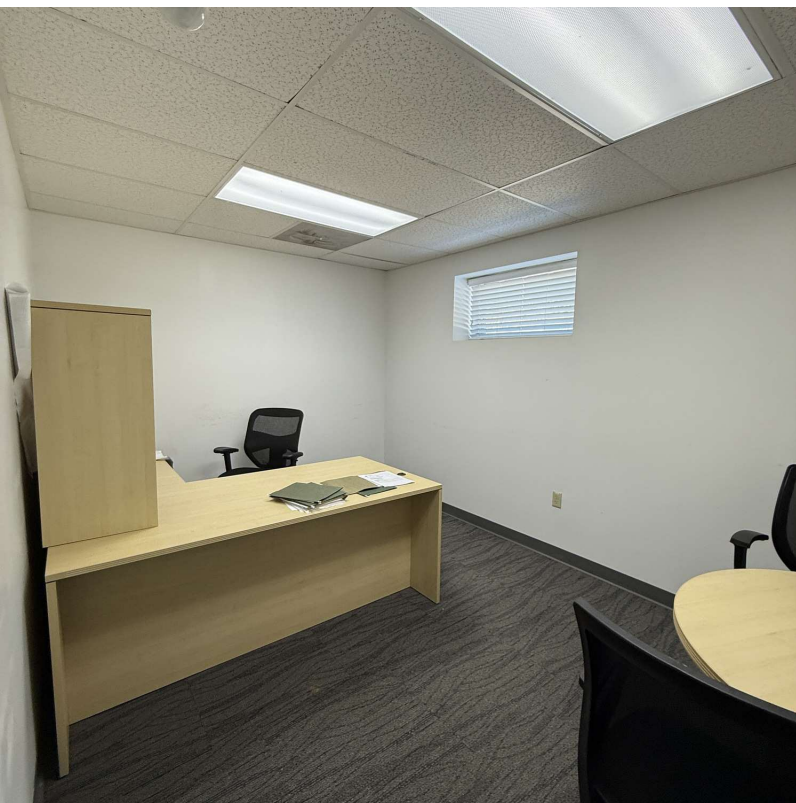


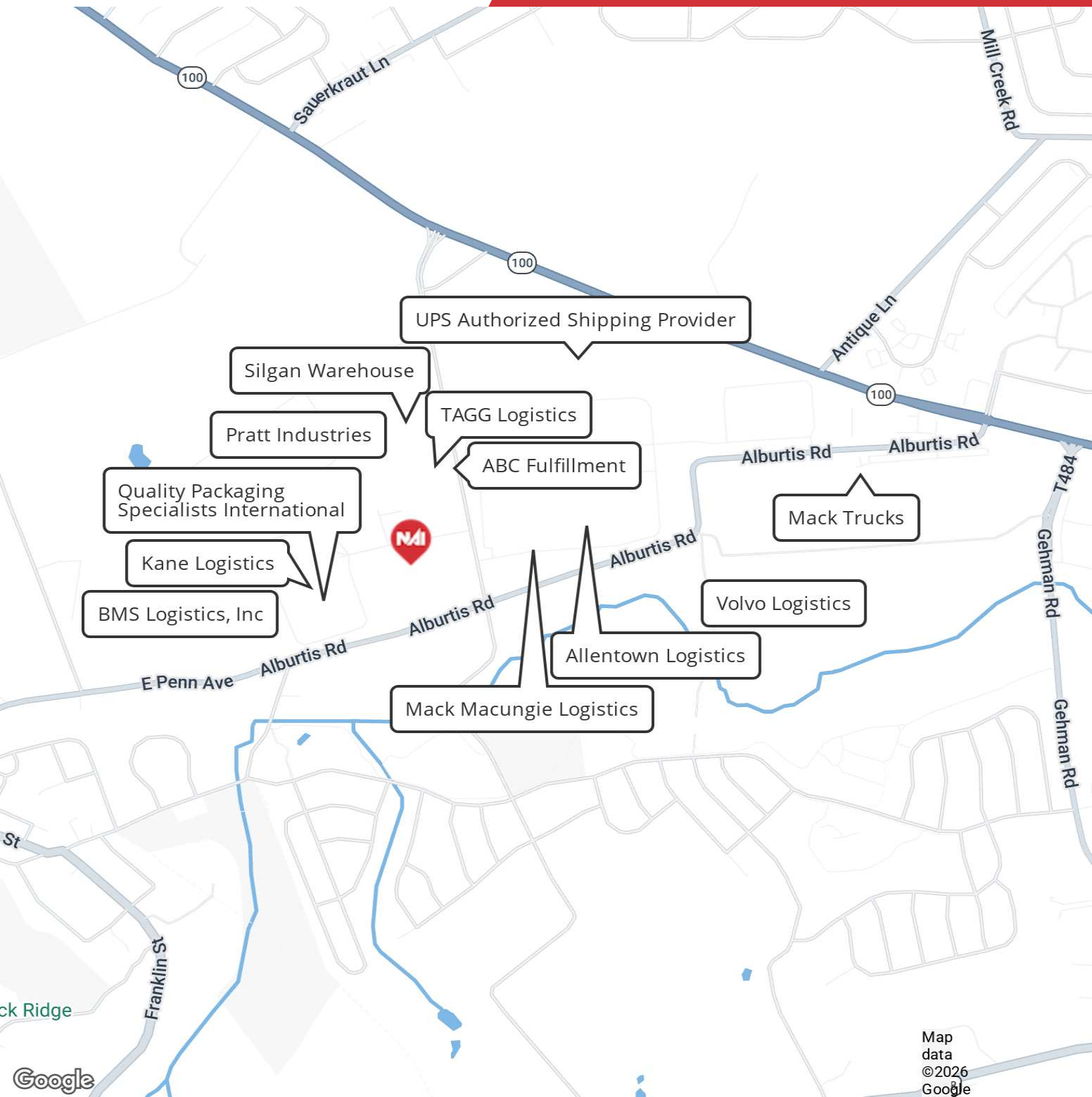
1 GROUND FLOOR PLAN

A101

SCALE: 1/8" = 1'-0"







UPS Authorized Shipping Provider

Silgan Warehouse

TAGG Logistics

Pratt Industries

ABC Fulfillment

Quality Packaging Specialists International

Mack Trucks

Kane Logistics

Volvo Logistics

BMS Logistics, Inc

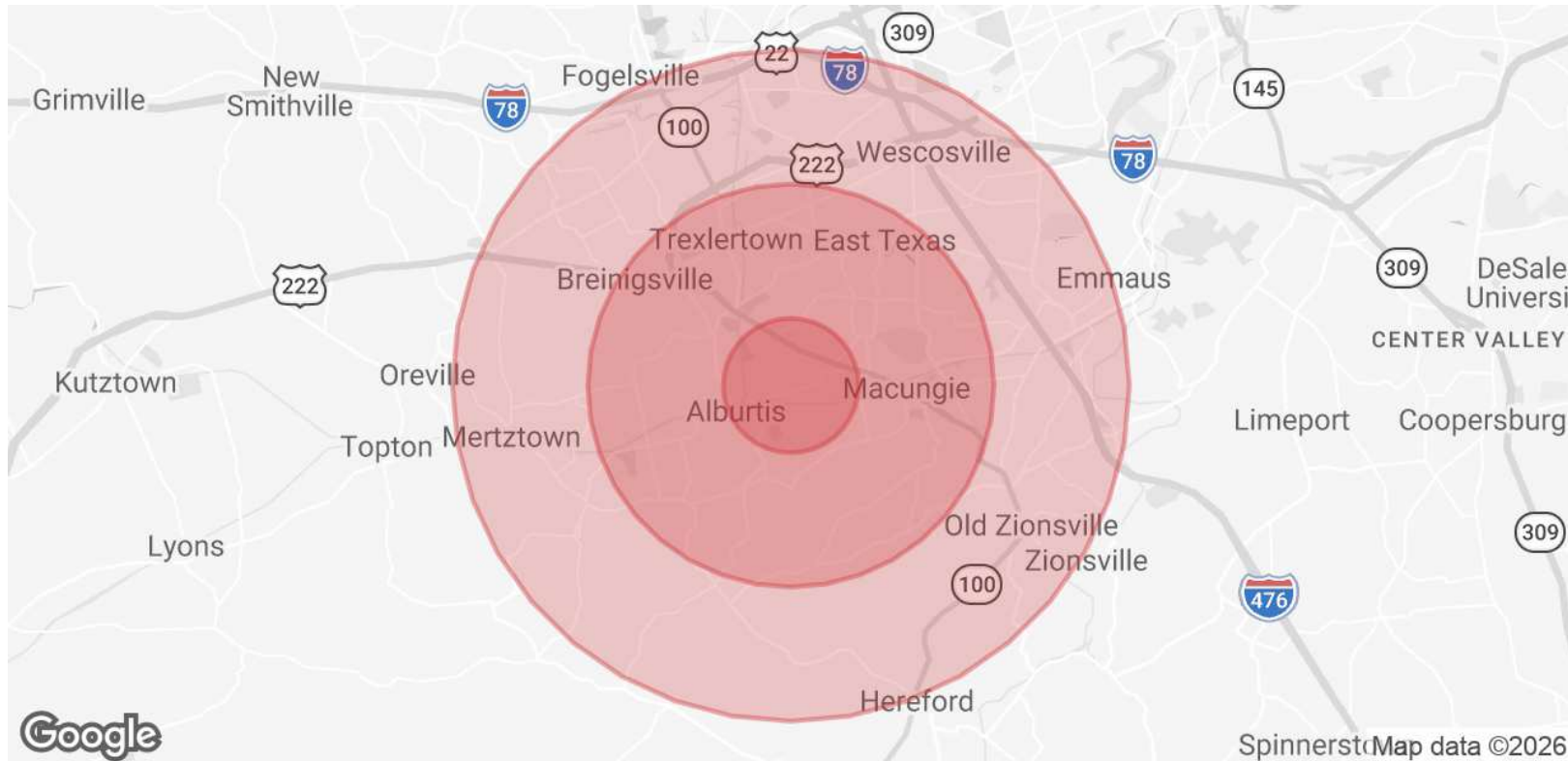
Allentown Logistics

Mack Macungie Logistics

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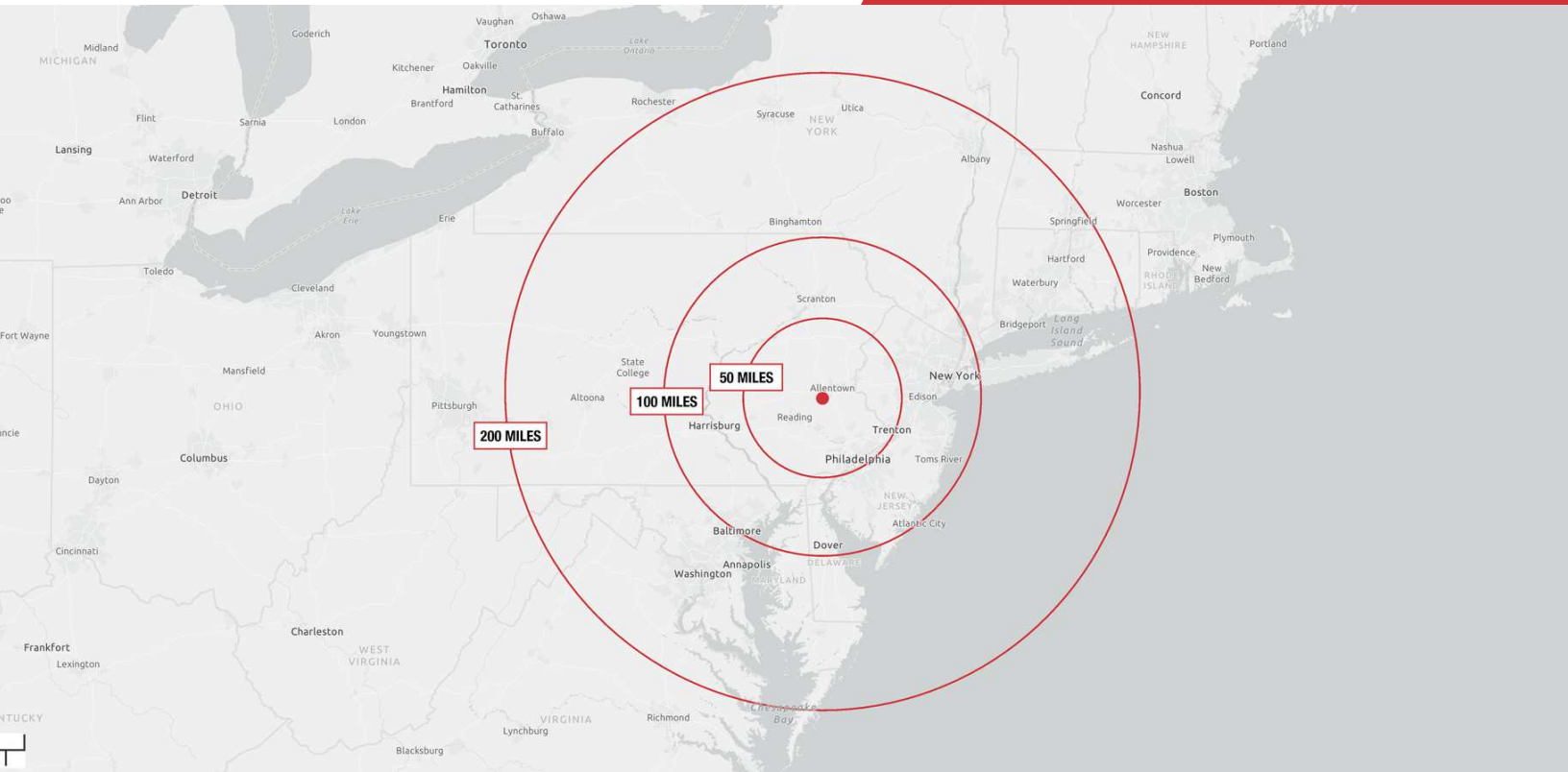
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,245	36,287	78,071
Average Age	36.6	44.3	44.6
Average Age (Male)	35.4	43.9	43.1
Average Age (Female)	38.7	44.7	44.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,510	13,786	29,455
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$141,306	\$138,544	\$138,326
Average House Value	\$334,608	\$345,083	\$357,720

2023 American Community Survey (ACS)



	Time	Miles
Route 100	2 min	< 1 mile
Route 222	6 min	3 miles
I-78	13 min	5.4 miles
Route 22	15 min	7.4 miles
I-476	17 min	8.6 miles

Location Advantages

- Within 1 mile of Route 100 and less than 9 miles from I-78 and I-476
- Lehigh Valley is a two-county region in eastern Pennsylvania, located at the center of the East Coast's massive consumer market.
- Approximately 60 minutes from Philadelphia, 90 minutes from New York City, and within a one-day drive of one-third of the U.S. population.

About NAI Summit

NAI Summit is the greater Lehigh Valley's leading full-service commercial and industrial real estate firm. Our services offered include property sales & leasing, investment sales, distressed properties, consulting, and comprehensive property management and building services.

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